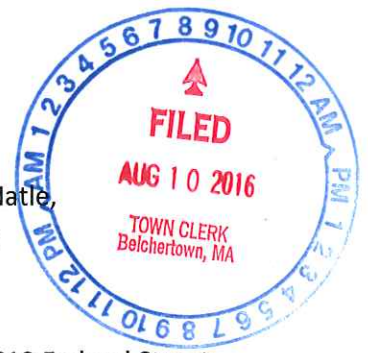


Belchertown Planning Board Minutes  
July 26, 2016



**Planning Board Members:** Michael Hofler, Christopher Laurenzo, Donna Lusignan, James Natle, Daniel Beaudette, Sierra Pelletier (alternate for special permits); Douglas Albertson, Town Planner

**Staff:** Lynn Sikes, minutes

**Present:** Arthur Bessette, 90 Channel Drive, Belchertown; Stanley H. and Patricia Libucha, 610 Federal Street.

M. Hofler, Chairman, called the meeting to order at 7:00 PM.

M. Hofler read for the record the meeting agenda. There will be a Public Hearing at 7:05

**Minutes of June 28, 2016 and July 12, 2016**

D. Lusignan moved the Board accept the Minutes of June 28, 2016. J. Natle seconded. No Discussion. Minutes approved 4-0-0

D. Lusignan moved the Board accept the minutes of July 12, 2016. J. Natle seconded. No Discussion. Minutes approved 4-0-0.

7:05 pm Daniel Beaudette, Planning Board Member, joined the meeting. M. Hofler indicated to D. Beaudette that the minutes of June 28, 2016 and July 12, 2016 had been approved. D. Beaudette had no objections.

7:05 –Public hearing, accessory apartment special permit for Arthur J. Bessette, 90 Channel Drive, Map 101, Lots 43 and 44.

M. Hofler read the public hearing notice and opened the hearing. Hofler invited Mr. Bessette to present his plans. Mr. Bessette intends to add what he calls a “cottage” to his existing house. It is to be a 550 square foot addition of similar design, color and roof line to the existing house and to be used as an accessory apartment. The house is located on the town sewer and water lines. M. Hofler asked the Board if they had any questions. D. Lusignan asked where the entrance to the new in-law apartment would be and where the “main” entrance of the house would now be. Mr. Bessette went over the house plans with the board and showed them where the doors would be and answered questions. There will be a crushed rock walkway leading towards the side entrance. He also showed where parking would be provided for 6 cars. C. Laurenzo asked what the square footage of the existing house is, and Mr. Bessette indicated 1,250.

M. Hofler opened the meeting to the public. Patricia and Stanley Libucha, who are abutters to Mr. Bessette, indicated that they have no objections to Mr. Bessette’s proposal.

**Motion:** C. Laurenzo to close the public hearing. **Second:** J. Natle. **Vote: 5-0-0** The Public Hearing is now closed.

**Motion:** C. Laurenzo to grant the Special Permit to Arthur J. Bessette, 90 Channel Drive for an Accessory Apartment. **Second:** D. Lusignan. Discussion: The board emphasized to Mr. Bessette that owner-occupancy is a requirement of the bylaw, so he must occupy one of the two dwellings. It was also noted that presently, Mr. Bessette’s house is on two non-conforming lots. He told the board that a plan is to be submitted to combine the two lots and showed the draft ANR plan his surveyor had provided. Mr. Bessette indicated that the target date is August 8 to have that plan submitted for the board’s endorsement. The interior lot line will be removed to combine the lots.

**Motion:** J. Natle to grant the special permit for an accessory apartment to Arthur Bessette, 90 Channel Drive, Map 101, Lots 43 and 44. **Second:** D. Lusignan. **Vote: 5-0-0**

C. Laurenzo thanked Mr. Bessette for his help by bringing in additional prints and drawings. D. Albertson indicated we will file the Special Permit Decision with the Town Clerk, which starts the 20 day appeal period.

After the 20 day appeal period he will be able to pick up a copy and file it with the Registry of Deeds and then can get a building permit.

#### **Wireless Communications Facility –Discussion -**

The Board continued discussing their revisions of the Wireless Communication Facilities section of the zoning bylaw. M. Hoffer asked if the Board can make this the last discussion prior to going to the public hearing. A couple minor changes were discussed. After review of all sections D. Albertson indicated he would make all changes in Draft 3 and submit to the Board for final review in preparation of a required advertised public hearing.

#### **New Fee Schedule – Discussion**

The Board discussed permit fees. D. Albertson indicated that it has been over a decade since changes to fees have been made. A spreadsheet showing area towns' fees in comparison to Belchertown's existing fees was reviewed and discussed. D. Albertson will compile a new spreadsheet from tonight's discussion and analysis for the Board to review again.

#### **Other**

##### **TOWN PLANNER REPORT**

- D. Albertson indicated that at the next meeting, August 9, there will be a public hearing for another accessory apartment special permit application.
- D. Albertson indicated there will be a Public Forum from 5 – 7 pm on August 2 at the Senior Center to discuss design options for Main Street and the Maple/State Street corridor. This is an ongoing function of the Mass. In Motion program and will be done to complement DPW's work in developing designs for these areas.
- D. Albertson indicated the second phase of the State School demolition work should now be complete. This was the former auditorium building. Also, the Grantham Group is still waiting to hear about low income tax credit awards for the proposed assisted living site. This should be known in early August.
- D. Albertson reported on the Quaboag Regional Transportation committee he is part of. This group meets monthly at the Quaboag Valley Community Development Corporation's office in Ware to work on ways of improving accessibility in a large area between Belchertown and Spencer. The group is working with transit authorities, regional planning commissions, Mass. Dept of Transportation, municipalities, and service agencies to identify needs and possible ways to serve them. Education and jobs are the main themes. Work is beginning on what would be known as the Quaboag connector, which would provide van service in the region. Holyoke Community College has opened a satellite in Ware emphasizing culinary training.

##### **MEMBER'S REPORTS:**

- D. Lusignan visited Universal Forest Products to inspect the drying sheds that are now fully erected and being well used. The manager she met with, Sean Simmer, may be coming before the Board with proposals for further expansion. He is looking to acquire additional work spaces/areas within the area. He is interested in adding an additional approximate 50 ft x 120 ft building for truss work, which would bring 12-14 new jobs. UFP is also looking to possibly add solar panels on the roofs of the drying sheds equating to 90 KW per rooftop or 180KW total for commercial internal use. He would like to move fast to accomplish this – even August to the end of September may be likely; new filings may be forthcoming. D. Lusignan also informed the Board

that Mr. Simmer noted that UFP was doing very well and having these new buildings erected, would allow him to conduct business onsite that is currently being outsourced. By keeping more business in house would be more profitable for both business and town alike.

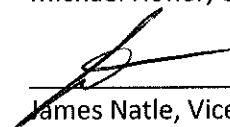
- D. Lusignan indicated that she did a quick inspection of 147 Bay Road's Motor Vehicle Sales and Rental business, which was approved by Special Permit Decision April 12, 2016. She questioned if the business was in compliance with the conditions which were applied to the application, mainly regarding signage. D. Lusignan indicated the site itself looked good.
- D. Lusignan notified the Board that the permits for the Wireless Communications/Cell Towers have been brought in to the Building Department for review and processing for Franklin Street and Aldrich Street.
- M. Hofler notified the Board that he would not be at the August 9, 2016 meeting. In his place, J. Natle will act as Chair. S. Pelletier will be at the meeting to participate in the special permit to be reviewed.
- M. Hofler inquired if the owner of Pride had been formally notified that mowing on his parcel at State Street and Turkey Hill Road was needed. D. Albertson indicated yes, he had. Albertson had sent a letter in May.

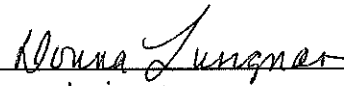
**Motion to Adjourn was made by D. Lusignan at 9:10 pm. Seconded by C. Laurenzo**

**Vote: 5-0-0**

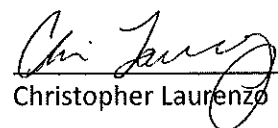
**Meeting Adjourned**

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Michael Hofler, Chairman

  
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James Natle, Vice Chair

  
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Donna Lusignan

  
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Daniel Beaudette

  
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Christopher Laurenzo